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PLANNING DIVISION

April 10, 2006

To The Planning Board,

I am writing this letter to the Planning Board to convey our intentions regarding the conversion of the apartment 4-plex at 1293-1299 Parkington Ave. My family lives less than 1 mile from the 4-plex. Our 7 year old daughter, Skylar, is a first grade student at Cherry Chase. We expect she'll go to Sunnyvale Middle School and then to Homestead High School. We have no intentions of leaving this neighborhood.

It is our hope to convert the apartments to condominiums. We intend to *dramatically* improve the appearance of the building and the property and turn this "tenement" into 4 beautiful condominiums.

Our plans include:

- ❖ Add 4 parking spots with one handicap accessible
- ❖ Add a standup washer/dryer to each apartment
- ❖ Replace all kitchen appliances in each apartment
- ❖ Replace all cabinets and sinks/counters in each apartment
- ❖ Add Dishwasher to each apartment
- ❖ Replace Tub and Sink and add vanity to each apartment.
- ❖ Replace tile flooring in each apartment
- ❖ Replace carpeting in each apartment
- ❖ Repaint each apartment
- ❖ Significantly add plants/trees/landscaping.

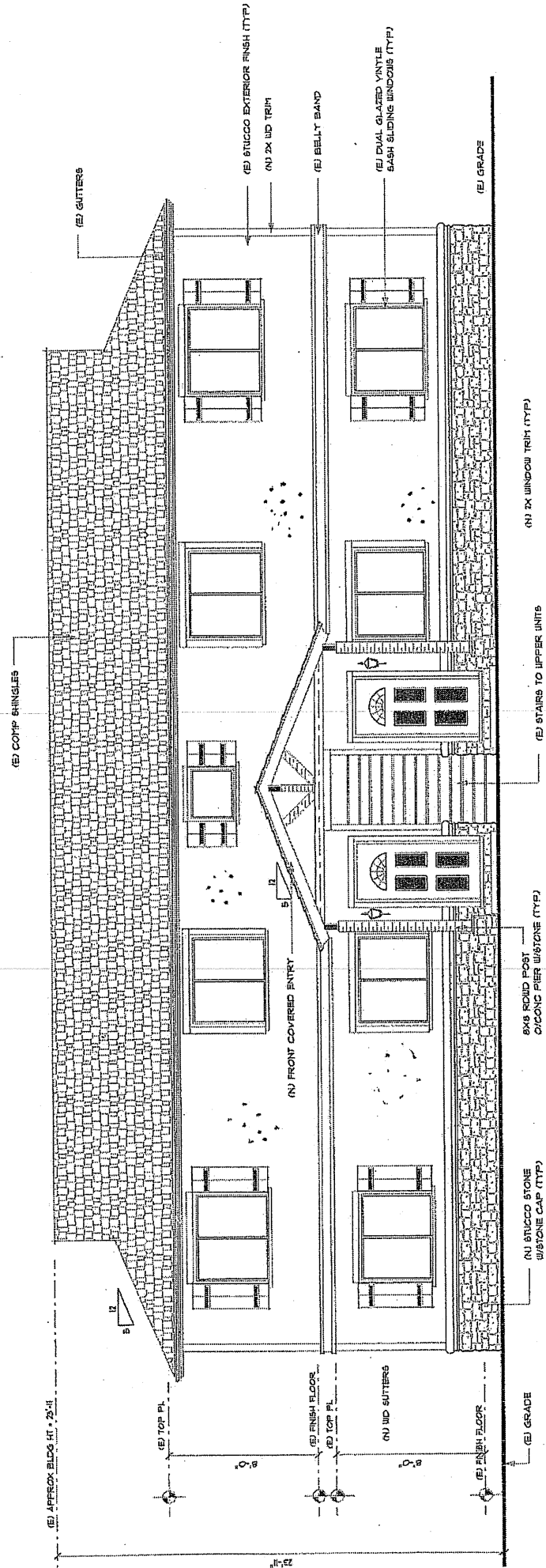
In short, the insides will look brand new and the outside will distinguish the building in the neighborhood. The redone landscaping will clearly distinguish the property from the other drab properties. Hopefully, the conversion and improvements at 1293 will spark a rejuvenation of this area of Parkington Avenue.

It is my hope that, by converting a drab apartment 4-plex into condominiums, the building will turn a profit, 4 families will be allowed to "buy in" to Cherry Chase, the neighborhood will improve dramatically, and tax donations to the city will go up.

This is our intention and desire.



Jack Cunniff



1/4" FRONT ELEVATION - WEST